PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520048.0000 COM
PP07 2024

sale

2021	KENTON NURSING & REHA	2017-09-27
2022	KENTON NURSING & REHA	2017-09-27
2023	KENTON NURSING & REHA	2017-09-27
2024	KENTON NURSING & REHABI	2017-09-27 PT W 1/2 SW 3/4 34
	CR 171	2WD 7.995A
		$4,839,044

Eff Rate: – 57.86 — 57.45 — 53.98 — 56.47 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	499	499	499	499	499
Acres	8.0000	8.0000	8.0000	8.0000	
Land100%	71400	71400	71400	71400	71400
Bldg100%	3060	3060	4600	4600	4610
Totl100%	74460t	74460t	76000t	76000t	76010t
Cauv100%					
Tax Value:					
Land 35%	24990	24990	24990	24990	24990
Bldg 35%	1070	1070	1610	1610	1610
Totl 35%	26060t	26060t	26600t	26600t	26600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1507.78	1497.18	1435.76	1502.04	
Sp-Asmnt	3.38	3.37	77.35	**85.78**	

filed 2002 BOR then filed with BTA no change in value on this parcel.

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
477	2	2017-09-27	KENTON NURSING & REHABILI	2WD	4839044	68690	3460
4	2	2005-01-04	RE2 KENTON INC	2WD	3517808	66740	0
119	2	1995-02-15	BALDWIN-GREEN ACRES LIMI	1QC *	0	0	72710
229	1	1990-03-26		1UN *	0	26400	0

Year	Land	Bldg	Total	Net Tax
2020	24990	1070	26060	1347.90
2019	24990	1070	26060	1329.14

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
275 CEMETERY #927 - SCIOTO RIVER	XA/2024			

1

CR 171

PUB ELECTRIC

Neighborhood:
Code: 3630
Dwl/Gar/NC% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Pole Build		32X40	1280		C	1982AV	15360	.70		4610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
other	8.0000				10500	10500	84000	71400	Location

Call Back: Sign: PSN Date: 2015-02-20 Lister: 36-520048.0000-v082020R